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MA HAWKEYE ROOM-BY-ROOM

1234 Main Street
Marblehead, MA 01945

Buyer Name
11/18/2026 9:00AM



Inspector
Chip Baker
+1(781) 676-3000
info@HawkeyeInspectors.com



Agent
Agent Name
555-555-5555
agent@spectora.com

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The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommended that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection was performed according to the 266 CMR 6.00 “Standards of Practice” of the Commonwealth of Massachusetts The Standards of Practice, Definitions, and all required documents have been previously provided via email and are also available at http://www.hawkeyeinspectors.com.

Hawkeye Home Inspections home inspectors are professionals who adhere to uniform standards for disclosing building deficiencies and a code of ethics that requires members to discharge their duties with fairness and impartiality to all. This report supersedes all previous communications and represents a visual evaluation of those components outlined in our contract that were accessible on the day of the inspection only. This report does NOT represent an endorsement for or against the purchase of real estate and there are no expressed warranties expressed or implied in conjunction with the inspection of the premises. The components of this report are not assignable to third parties; the report is confidential and shall not be revealed to anyone without your authorization. You are urged to spend the time needed to review each part of the inspection report to make sure that it accurately documents the visual problems that were disclosed to you during the hours of the home inspection. If you have any questions or require further clarification, please call our office for free assistance. If you desire a “return visit inspection” fees will apply.

To prevent “false expectations”, please understand that the task of a home inspector is to function as a “general practitioner” who is trained to be a professional in the identification of typical home deficiencies. The inspector performs a visual examination to identify certain components, state their general condition, locate tell-tale problems and then recommends that you consult with appropriate tradesmen or other experts for further evaluation and repair estimates. Be advised that a home inspector will not find every little problem during the several hours spent at the site. For that reason, undisclosed problems are often revealed during repairs or after further evaluation by tradesmen. A home inspector does NOT perform destructive testing; (s)he can NOT see through walls, move furniture or stored goods nor predict the future. DISCLAIMER: Those defects hidden or concealed at the time of the inspection are EXCLUDED from this report. Buying real estate is a speculative investment in spite of a limited visual home inspection. While you still incur some risk, the inspection report does represent an educated and impartial second opinion. For your added protection, you should recognize the owner/seller is the best source of information regarding the history of the home. Try to obtain an honest disclosure of known problems prior to purchase. You should carefully review any available owner/seller disclosure forms. The following is an opinion

report expressed as a result of the inspection. Please take the time to read the report so you understand the contingent and limiting conditions and definition of terms. This will enable you to clearly understand the inspector's observations, analysis, and recommendations.

This report is CONFIDENTIAL and is furnished solely for the use and benefit of the customer. It is not to be used for the benefit of any other party not named in the report and the Inspection Agreement. This report is the copyrighted work of The Hawkeye Companies. Reproduction of this report without the expressed written consent of The Hawkeye Companies is prohibited.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be printed on paper or to a PDF document.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or

component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

(Observation Modifiers)

Pest Inspection

All items with the bug logo () are part of a structural pest inspection. If your inspector included a structural pest inspection as a part of the scope of your home inspection, you can distinguish pest inspection items by this logo. You can also go to the pest inspection summary page to see a summary of the items that are part of a pest inspection.

9
MAINTENANCE ITEM

15
REPAIR NEEDED

1
IMMEDIATE ACTION NEEDED

3.3.1 Roof & Chimney - Roof Covering Material and Condition: Roof damage
3.3.2 Roof & Chimney - Roof Covering Material and Condition: Non-standard flashing
4.1.1 Exterior - Foundation: Foundation Cracks - Minor
4.2.1 Exterior - Siding, Flashing & Trim: Loose Boards
4.2.2 Exterior - Siding, Flashing & Trim: Trim Rot
4.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
4.4.2 Exterior - Walkways, Patios & Driveways: Pool fencing
4.4.3 Exterior - Walkways, Patios & Driveways: Patio settlement
4.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Trim Vegetaion
4.10.1 Exterior - Window Wells and Stairwells: Clean Out
4.12.1 Exterior - Exterior Outlets : Not GFCI
5.5.1 Garage - Garage Door Opener: Extension cord wiring
5.5.2 Garage - Garage Door Opener: Auto reverse - adjust force
5.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
7.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Rope light on
7.4.1 Electrical - Outlets: No GFCI protection
8.1.1 Utility Room - Cooling Equipment: Insulation Missing or Damaged
8.2.1 Utility Room - Cooling Equipment: Insulation Missing or Damaged
8.2.2 Utility Room - Cooling Equipment: At or Beyond Design Life
8.4.1 Utility Room - Distribution System: Air Filter Maintenance Required (6 months)
13.6.1 Primary Bathroom - Heating/ Cooling : Heat did not register
19.12.1 Lowest Level, Crawlspace & Structure - Basement/ Crawlspace access: Repaint bulkhead inside surfaces
21.1.1 Attic - Attic Insulation: Evidence of Rodent Activity
21.4.1 Attic - Cooling Equipment: Condensate Heat Tape Present
21.4.2 Attic - Cooling Equipment: Air Leak at Condenser Seams and Penetrations

1: GENERAL COMMENTS

		IN	NI	NP	D
1.1	Inspection Guidelines	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Guidelines: MA SOP CMR 266

Items in need of repair or replacement should be repaired in compliance with applicable requirements of the governing codes and sound construction practices. Repairs should be completed by properly licensed or qualified tradesman, such as electricians, plumbers, contractors, masons, chimney sweeps, etc. For information on the scope of this home inspection, please consult the Commonwealth of Massachusetts Standards of Practice 266 CMR 6.00, as provided to you along with the inspection contract and MASS SAVE documentation.

Inspection Guidelines: Exclusions

Per State Standards of Practice, the following are not part of a residential home inspection. Some systems may require maintenance and/or winterization. We recommend you consult with the seller regarding operation, service history, and any transferable warranties.

- Testing of Smoke and CO Detectors
- Detached buildings, including garages
- Irrigation Systems
- Alarm Systems
- Pools & HotTubs
- Solar Panels

2: INSPECTION DETAILS

Information

Viewing Orientation
Front

State of Occupancy
Occupied

Ground Cover
Dry

In Attendance
Client's Agent, Clients

Past Day Weather
Clear

Weather Conditions
Clear

Temperature
60-70° F

Style
Colonial

Type of Building
Detached

Approximate Year of Original Construction
1996

Approximate Square Footage
4335

Water Tests
None requested

Inspection start and finish time
9 am, 12 pm

Infrared Imaging Disclaimer (Supplemental Use):

Infrared (IR) imaging was utilized as a supplemental investigative tool in conjunction with a moisture meter during this inspection. This use does not constitute a comprehensive thermal imaging or infrared inspection. IR images are provided solely to support observed conditions at the time of the inspection and should not be relied upon to determine the presence or absence of concealed defects. Conditions may exist that were not visible or detectable at the time of inspection.

(GC-1) MA Smoke and CO detectors:

The testing of Smoke and CO Detectors is not part of this inspection. Check Smoke and CO Detectors prior to closing. The local fire department final sign off for the Smoke Detectors and Carbon Monoxide Detectors will be presented to you at time of transfer of ownership.

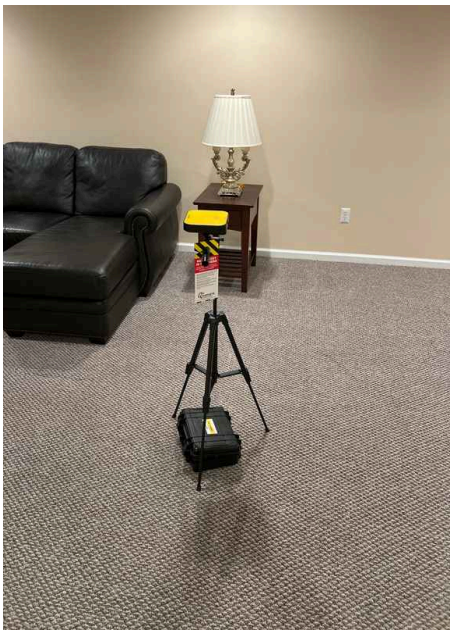
(GC-2) Mass Save Program

We suggest you visit MassSave at http://www.MassSave.com/ to learn ways to reduce energy cost and consumption at your home.

Radon

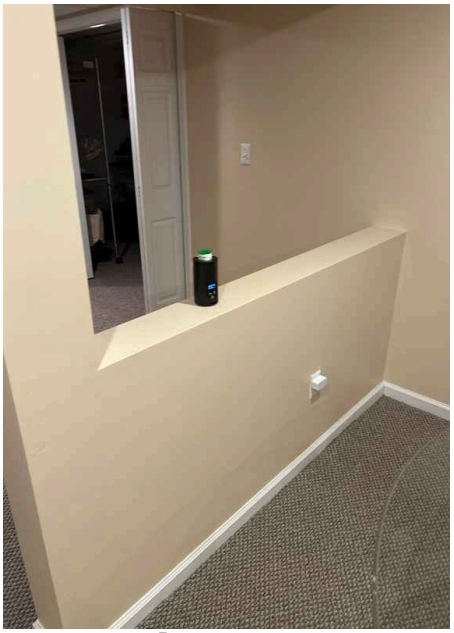
Continuous Radon Monitoring. Results will be Emailed directly as soon as possible. The Email is from Radstarcrm@radonaway.com.

Radon is found in homes new or old, with or without basements, built on ledge or even sand.

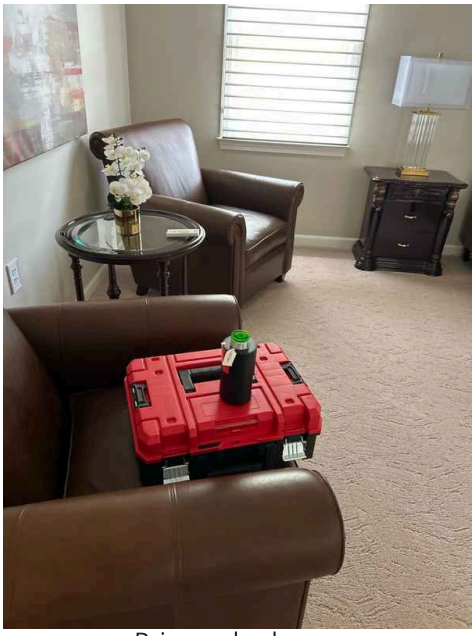


Mold Testing Performed

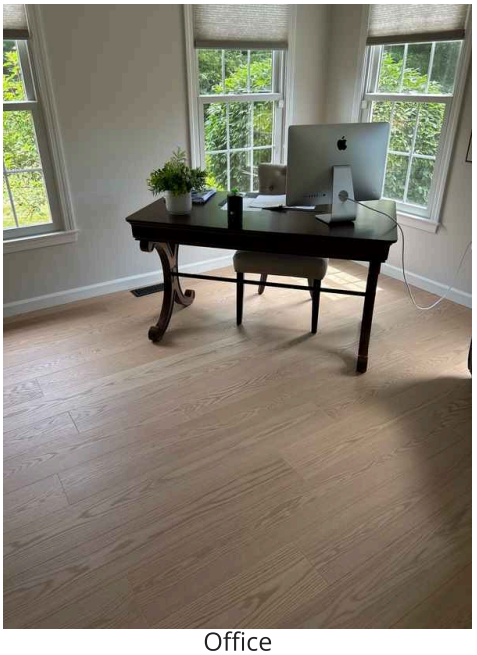
Mold testing was conducted during the inspection to assess indoor air quality and identify potential mold contamination. Testing results help determine if mold spores are present at levels of concern and whether further evaluation or remediation may be warranted. Results will be emailed to you and added to the portal in a few days.



Basement



Primary bedroom



Office

3: ROOF & CHIMNEY

Information

Roof Access: Roof Visibility
All

Roof Access: Inspection Methods
EXt. Pole w/ Camera

Style of Roof: Type of Roof
Gable, Hip

Style of Roof: Pitch
Medium

Roof Covering Material and Condition: Material
Composition shingles

Roof Covering Material and Condition: Condition
Satisfactory

Chimney: Chase Material:
Brick, PVC

Chimneys & Other Roof Penetrations: Bathroom Vent(s)



Gutters and Downspouts: Gutter Material
Aluminum, Aluminum Down Spouts

Plumbing Vent Stack(s): Material
PVC



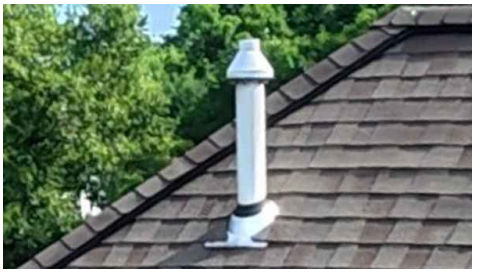
Skylights: Skylight(s)
None noted

Chimney: **Viewed from:**

Camera pole, Ground







Gutters and Downspouts: **Routine Maintenance**

General Comments: routine gutter cleaning is advised. (Spring and Fall) Failure to do so will cause overflowing gutters that may lead to water penetration into eaves, walls, ceilings and basements.

Ventilation System: **Ventilation System**

Ridge, Soffit

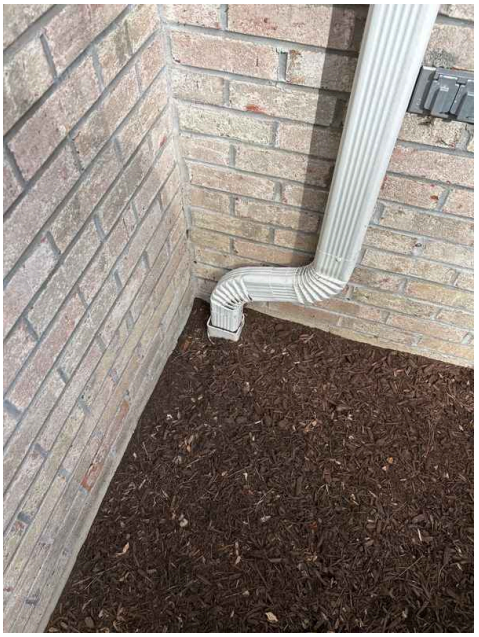
A proper roof ventilation system exhausts moisture and heat from the attic space, aiding in the prevention of moisture damage and ice damming, affecting the attic and interior of the house.

Limitations

Gutters and Downspouts

SUB-SURFACE DRAINS

Subsurface drains appear to be in place. The condition and the discharge point are unknown. This item is not rated and not part of this inspection. Recommend having a qualified professional evaluate sub surface drains to ensure proper water drainage and locate point of discharge.



Observations

3.3.1 Roof Covering Material and Condition

Immediate Action Needed

ROOF DAMAGE

Roof coverings showed damage. Leakage had occurred. Sheathing damage noted Recommend a qualified roofing professional evaluate and repair/ upgrade.

Recommendation

Contact a qualified roofing professional.






3.3.2 Roof Covering Material and Condition

Repair Needed

NON-STANDARD FLASHING

CHIMNEY

Repair material noted at the siding which can lead to unreliable sealing. Proper flashing may or may not be present. Further evaluation recommended

Recommendation

Contact a qualified professional.



4: EXTERIOR

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Siding, Flashing & Trim	X			
4.3	Exterior Doors	X			
4.4	Walkways, Patios & Driveways	X			
4.5	Decks, Balconies, Porches & Steps	X			
4.6	Eaves, Soffits & Fascia	X			
4.7	Vegetation, Grading, Drainage & Retaining Walls	X			
4.8	Windows (As viewed from the exterior)	X			
4.9	Stoops, Steps and Stairs	X			
4.10	Window Wells and Stairwells	X			
4.11	Oil Fill/ Gas Meter	X			
4.12	Exterior Outlets				X
4.13	Exterior Utilities	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Foundation: Material
Concrete

Siding, Flashing & Trim: Siding Material
Brick, Clapboard

Siding, Flashing & Trim: Siding Style
Clapboard

Siding, Flashing & Trim: Trim material
Wood

Exterior Doors: Exterior Door Condition
Fiberglass

Exterior Doors: Other Door Condition
Fiberglass

Walkways, Patios & Driveways: Driveway Material
Asphalt

Walkways, Patios & Driveways: Walkway Material
Pavers

Walkways, Patios & Driveways: Patio
Pavers

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch

Decks, Balconies, Porches & Steps: Material
Composite

Eaves, Soffits & Fascia: Material
Wood

Eaves, Soffits & Fascia: Condition
Satisfactory

Vegetation, Grading, Drainage & Retaining Walls: Retaining walls
Concrete block

Windows (As viewed from the exterior): Material
Wood, Vinyl, With Wood Trim

Windows (As viewed from the exterior): Style(s)
Double hung, Casement

Stoops, Steps and Stairs: Appurtenance
Steps

Oil Fill/ Gas Meter: Gas meter/ Oil Fill
Gas meter

Vegetation, Grading, Drainage & Retaining Walls: Routine Maintenance

Recommend always pruning or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects, water intrusion and fungal growth.

Observations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

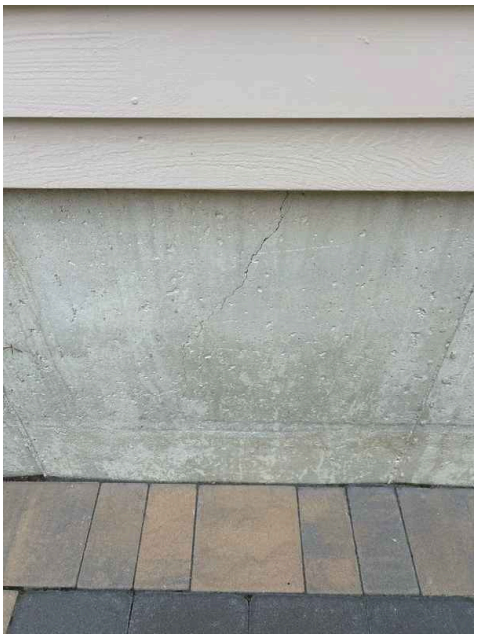
Maintenance Item

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Contact a qualified structural engineer.



4.2.1 Siding, Flashing & Trim

LOOSE BOARDS

Repair Needed

One or more siding boards were loose, or warped due to long term weather exposure. Recommend a qualified siding contractor secure and fasten

Recommendation

Contact a qualified professional.



Left wall

4.2.2 Siding, Flashing & Trim

TRIM ROT

Maintenance Item

LEFT WALL

Rotted trim may be present. Consider replacing wood trim with composite. Concealed damage may be present.

Upgrade as needed.

Recommendation

Contact a qualified carpenter.


Left wall

4.4.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have asphalt contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.

4.4.2 Walkways, Patios & Driveways

Repair Needed

POOL FENCING

It is advisable to install safety features such as fencing, a resilient pool cover, or a warning device at the doors to prevent accidental drownings due to unattended use of the pool.

Recommendation

Contact a qualified fencing contractor

4.4.3 Walkways, Patios & Driveways

Repair Needed

PATIO SETTLEMENT

The walkway has settled creating a tripping hazard. Repair is recommended.

Recommendation

Contact a qualified landscaping contractor



4.7.1 Vegetation, Grading, Drainage & Retaining Walls

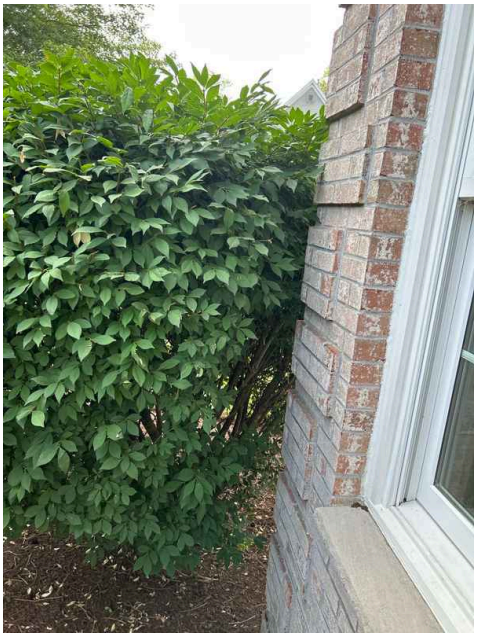
Maintenance Item

TRIM VEGETAION

Create a clearance between the Home and the Vegetation. This will Help improve Air flow and increase Sunshine to help keep the structure dry. This may also help in preventing pest activity.

Recommendation

Contact a qualified professional.



4.10.1 Window Wells and Stairwells

Maintenance Item

CLEAN OUT

Clean out window wells as needed, and annually to provide for proper drainage.

Recommendation

Contact a qualified professional.



Left wall

4.12.1 Exterior Outlets

Repair Needed

NOT GFCI

One or more exterior electrical outlets were not protected by a Ground Fault Circuit Interrupter (GFCI). GFCI protection is required for exterior outlets to help prevent electric shock in wet or damp environments. This is a current safety standard under modern electrical codes.

Have a qualified electrician install GFCI protection for all exterior outlets to improve safety and bring the system up to current standards.

Recommendation

Contact a qualified electrical contractor.





5: GARAGE

		IN	NI	NP	D
5.1	Ceiling	X			
5.2	Floor	X			
5.3	Walls & Firewalls	X			
5.4	Garage Door	X			
5.5	Garage Door Opener	X			
5.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Garage Type
3 Car Attached

Garage Door: Type
Automatic, Sectional

Floor: Garage floor
No issues

Garage Door Opener: Automatic door opener
Worked as intended

Garage Door: Material
Metal, Insulated

Observations

5.5.1 Garage Door Opener

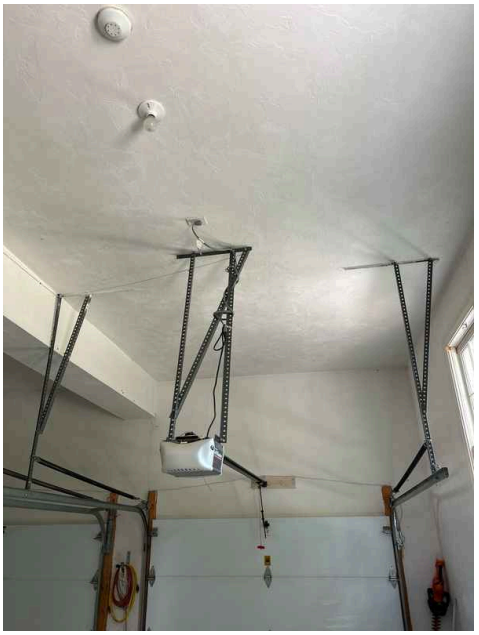
EXTENSION CORD WIRING

Maintenance Item

The garage door opener should be plugged into an outlet and not an extension cord. Consult an electrician for repair.

Recommendation

Contact a qualified electrical contractor.



5.5.2 Garage Door Opener

AUTO REVERSE - ADJUST FORCE

Repair Needed

The automatic opener's auto-reverse function is too heavy, and does not reverse with reasonable force applied. Adjust closing force to prevent crush injuries to people and parts.

Recommendation

Contact a qualified garage door contractor.

5.6.1 Occupant Door (From garage to inside of home)

Maintenance Item

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a qualified door repair/installation contractor.

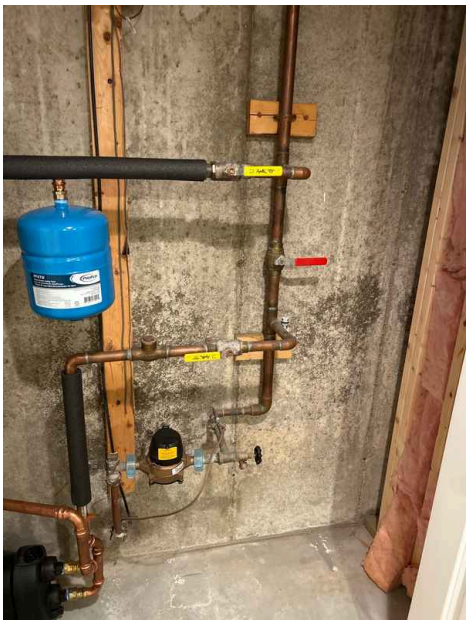
6: PLUMBING

Information

Water Service: Filters
None

Water Service: Water Source
Public

Water Service: Main shut off Location
Basement



Water Service: Water main pipe type
Copper, Booster pump

Waste Piping: Waste Plumbing Information
PVC

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Tankless, Bosch

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Location
Basement

Hot Water Systems, Controls, Flues & Vents: Water Heater Performance
Satisfactory

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Limitations

Water Supply, Distribution Systems & Fixtures

FINISHED AREAS

The supply plumbing was not accessible due to finished areas

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Outlets				X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground



Main & Subpanels, Service & Grounding: Electrical System Ground
Grounded at water meter

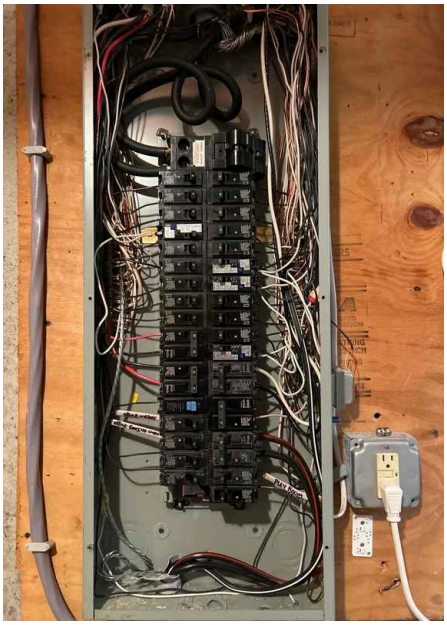
Main & Subpanels, Service & Grounding: Main Panel Location
Basement



Main & Subpanels, Service & Grounding: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding: Panel Manufacturer
Murray

Main & Subpanels, Service & Grounding: Panel Type
Circuit Breaker, AFCI breakers

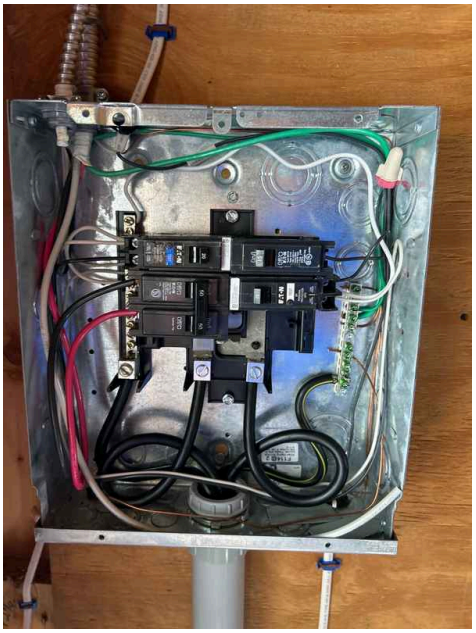


Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper Romex

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding: Sub Panel Location
She'd





Observations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

Repair Needed

ROPE LIGHT ON

ATTIC

Unable to locate a switch for rope light

Recommendation

Contact a qualified electrical contractor.



7.4.1 Outlets

Repair Needed

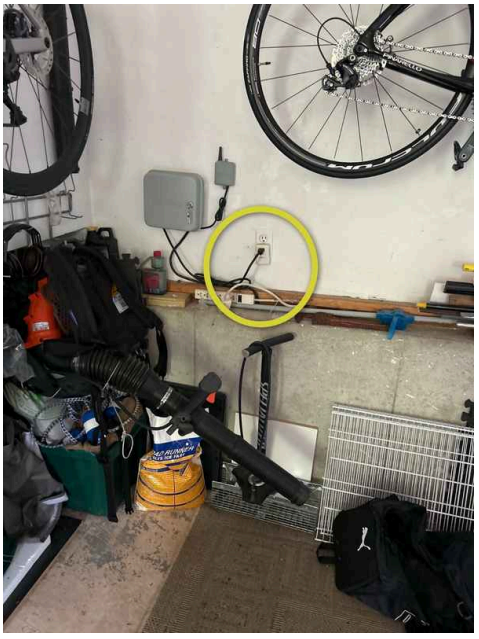
NO GFCI PROTECTION

GARAGE

GFCI outlet was not operating properly. Correct this condition as needed.

Recommendation

Contact a qualified professional.



8: UTILITY ROOM

		IN	NI	NP	D
8.1	Cooling Equipment	X			
8.2	Cooling Equipment	X			
8.3	Heating Equipment	X			
8.4	Distribution System	X			
8.5	Fuel Storage & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Cooling Equipment: Brand
Carrier

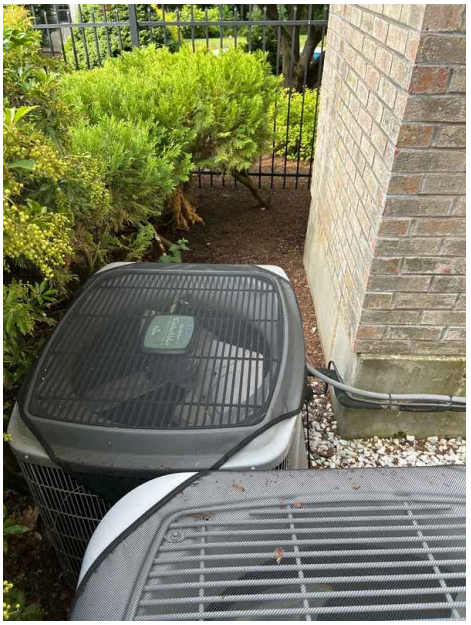
Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South

Cooling Equipment: Cooling System Performance
Satisfsctory

Cooling Equipment: Annual Service
The cooling system and equipment should be serviced annually

Cooling Equipment: Brand
Carrier



Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South

Cooling Equipment: Date of manufacture
Date of manufacture - 2003

Heating Equipment: Brand
Bryant

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air

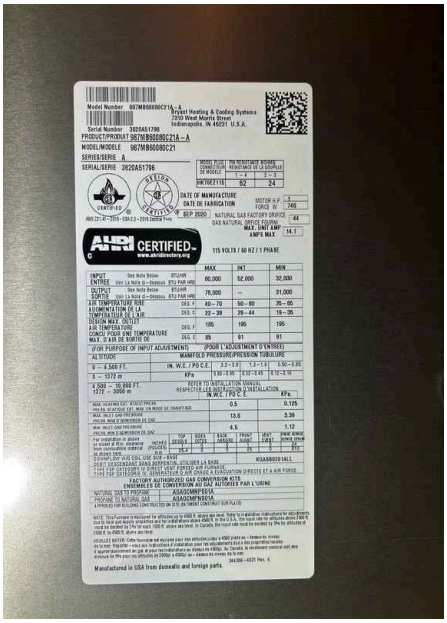
Heating Equipment: Heating System Performance
Satisfsctory

Heating Equipment: Manufacturer Info

Model #

Serial #

Date of Manufacture: 2020



Heating Equipment: Shutoff location

At unit

Distribution System: Ductwork

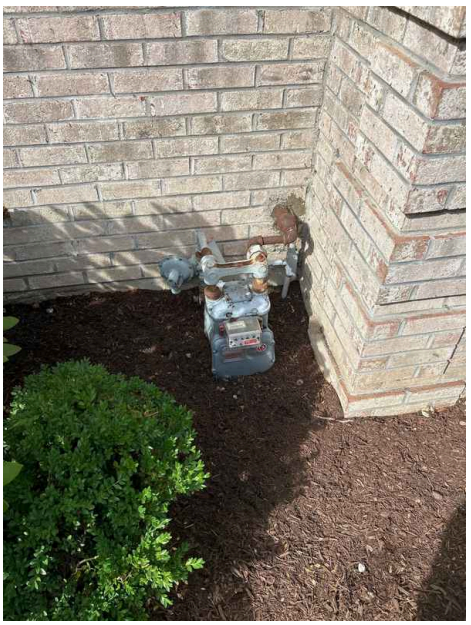
Insulated

Distribution System: Configuration

Central

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Cooling Equipment: Manufacturer Information

Date of Manufacture 2013





Cooling Equipment: Cooling System Performance

Satisfsctory



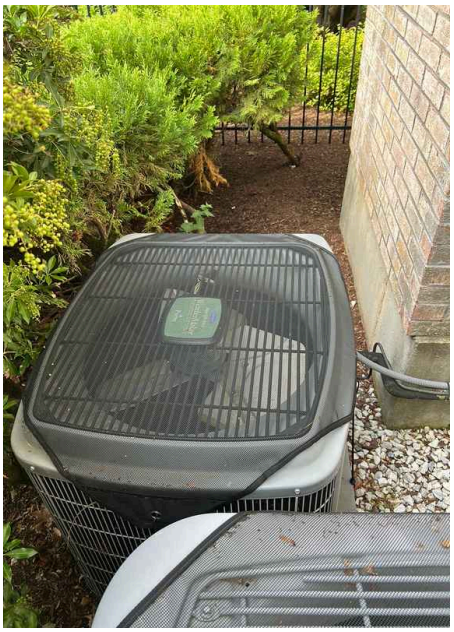


Cooling Equipment: Manufacturer Information

Model #

Serial #

Date of Manufacture





Heating Equipment: Annual Service

Contact the service provider for a historical perspective and possible life expectancy.

The heating system should be serviced annually to ensure reliability and longevity.

Observations

8.1.1 Cooling Equipment

Repair Needed

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



8.2.1 Cooling Equipment

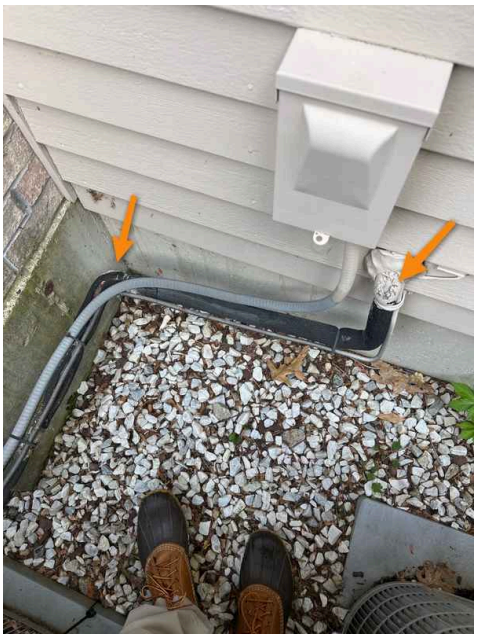
Repair Needed

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



8.2.2 Cooling Equipment

Repair Needed

AT OR BEYOND DESIGN LIFE

Compressor and/or air handler is at or beyond its design life. Due to the age there could be issues that are not detected in our visual inspection. The typical design life of an AC compressor is 12 - 17 years and for an air handler is 15 - 20 years. Recommend assessment by a qualified HVAC contractor prior to close.

Recommendation

Contact a qualified heating and cooling contractor

8.4.1 Distribution System

Maintenance Item

AIR FILTER MAINTENANCE REQUIRED (6 MONTHS)

The air filter in the distribution system requires replacement as part of routine maintenance. Air filters should typically be changed every 6 months or as recommended by the manufacturer to maintain proper airflow and system efficiency. A clogged filter reduces system performance and can lead to increased energy consumption and potential equipment strain.

Recommendation

Recommended DIY Project



9: KITCHEN

		IN	NI	NP	D
9.1	Kitchen Sink	X			
9.2	Kitchen Countertops/ Cabinets	X			
9.3	Kitchen Windows	X			
9.4	Lighting Fixtures, Switches & Receptacles	X			
9.5	GFCI & AFCI	X			
9.6	Countertops & Cabinets	X			
9.7	Kitchen Floor	X			
9.8	Heating and Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Kitchen Sink: **Water Temperature**
120 - 130° F



Kitchen Countertops/ Cabinets: **Material**
Granite

Kitchen Windows: **Window Type**
Casement

GFCI & AFCI: **GFCI's reset**
Gfci outlets present

Countertops & Cabinets: **Countertop Material**
Granite

Countertops & Cabinets: **Cabinetry**
Wood

Kitchen Floor : **Kitchen Floor**
Tile

Heating and Cooling: **Heat Source**
Duct Work / Air Vent

10: KITCHEN APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal			X	
10.5	Built-in Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Refrigerator: Brand
Sub Zero

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Range/Oven Brand
Wolf

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Garbage Disposal: Disposal present
None present

Present

11: HALF BATHROOM

		IN	NI	NP	D
11.1	General	X			
11.2	Sinks and Cabinets	X			
11.3	Toilet	X			
11.4	Lighting Fixtures, Switches & Receptacles	X			
11.5	GFCI & AFCI	X			
11.6	Bathroom vent	X			
11.7	Heating and Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Sinks and Cabinets: Sink
Satisfactory

Sinks and Cabinets: Faucet
No leaks found

Sinks and Cabinets: Functional flow
Satisfactory

Toilet: Satisfactory/tested

GFCI & AFCI: GFCI-protected outlets
GFCI outlets present

Bathroom vent : Bathroom vent present

Heating and Cooling: Heat Source
Duct Work / Air Vent

12: UPSTAIRS BATHROOM

		IN	NI	NP	D
12.1	General	X			
12.2	Sinks and Cabinets	X			
12.3	Toilet	X			
12.4	Shower / Tub	X			
12.5	Water Supply, Distribution Systems & Fixtures	X			
12.6	Lighting Fixtures, Switches & Receptacles	X			
12.7	GFCI & AFCI	X			
12.8	Bathroom vent	X			
12.9	Heating/ Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Sinks and Cabinets: Sink
Satisfactory

Sinks and Cabinets: Faucet
No leaks found

Sinks and Cabinets: Functional flow
Satisfactory

Sinks and Cabinets: Sink cabinet
Satisfactory

Toilet: Satisfactory/tested

Shower / Tub: Tub and shower materials
Acrylic/fiberglass, Tile

Shower / Tub: Shower/ Tub Performance
Satisfactory

Shower / Tub: Faucet
No leaks found

Shower / Tub: Functional Flow
Satisfactory

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Hose

GFCI & AFCI: GFCI-protected outlets
GFCI outlets present

Bathroom vent : Bathroom vent present

Heating/ Cooling : Heat Source
Duct Work / Air Vent

13: PRIMARY BATHROOM

		IN	NI	NP	D
13.1	Sinks and Cabinets	X			
13.2	Toilet	X			
13.3	Shower / Tub	X			
13.4	GFCI & AFCI	X			
13.5	Lighting Fixtures, Switches & Receptacles	X			
13.6	Heating/ Cooling				X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Sinks and Cabinets: Sink
Satisfactory

Sinks and Cabinets: Faucet
No leaks found

Sinks and Cabinets: Functional flow
Satisfactory

Sinks and Cabinets: Sink cabinet
Satisfactory

Toilet: Satisfactory/tested

Shower / Tub: Tub and shower materials
Tile

Shower / Tub: Shower/ Tub Performance
Satisfactory

Shower / Tub: Faucet
No leaks found

Shower / Tub: Functional Flow
Satisfactory

GFCI & AFCI: GFCI Protection
GFCI Present, Reset in Upstairs Bath

Heating/ Cooling : Heat Source
Duct Work / Air Vent, Radiant Floor Heat

Observations

13.6.1 Heating/ Cooling

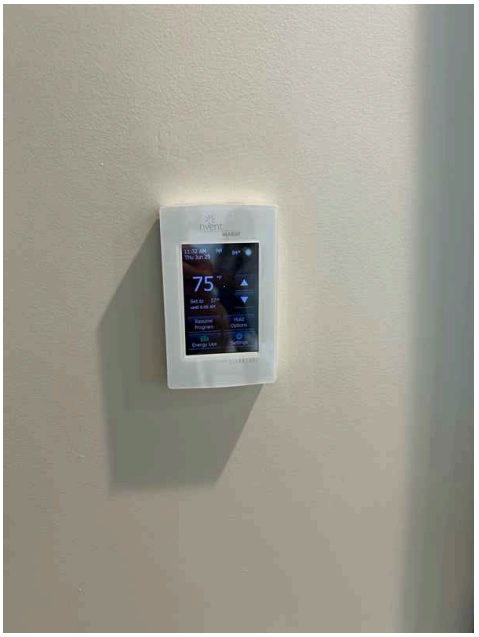
Repair Needed

HEAT DID NOT REGISTER

Floor Heat did not register at time of inspection. Thermostats read as heating. Further evaluation recommended

Recommendation

Contact a qualified professional.



14: PRIMARY BEDROOM

		IN	NI	NP	D
14.1	Doors	X			
14.2	Windows	X			
14.3	Floors	X			
14.4	Walls	X			
14.5	Ceilings	X			
14.6	Lighting Fixtures, Switches & Receptacles	X			
14.7	Thermostat Controls	X			
14.8	GFCI & AFCI/ Receptacles	X			
14.9	Heating and Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Doors: Door type
Wood

Windows: Window Type
Double-hung, Thermal

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Thermostat Controls: Thermostat Controls

The thermostat controls functioned as intended at the time of inspection.

GFCI & AFCI/ Receptacles: GFCI/ AFCI Protection
Present

Heating and Cooling: Heat Source
Duct Work / Air Vent



15: UPSTAIRS BEDROOMS

		IN	NI	NP	D
15.1	Doors	X			
15.2	Windows	X			
15.3	Floors	X			
15.4	Walls	X			
15.5	Ceilings	X			
15.6	Lighting Fixtures, Switches & Receptacles	X			
15.7	Thermostat Controls	X			
15.8	GFCI & AFCI/ Receptacles	X			
15.9	Heating and Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Windows: **Window Type**
Double-hung, Thermal

Floors: **Floor Coverings**
Carpet

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Drywall

Lighting Fixtures, Switches & Receptacles: **Ceiling fan/light**

Thermostat Controls: **Thermostat Controls**
The thermostat controls functioned as intended at the time of inspection.

GFCI & AFCI/ Receptacles: **GFCI/ AFCI Protection**
Present

Heating and Cooling: **Cooling Source**
Duct Work / Air Vent

16: FAMILY ROOM

		IN	NI	NP	D
16.1	General	X			
16.2	Doors	X			
16.3	Windows	X			
16.4	Floors	X			
16.5	Walls	X			
16.6	Ceilings	X			
16.7	Thermostat Controls	X			
16.8	Lighting Fixtures, Switches & Receptacles	X			
16.9	GFCI & AFCI/ Receptacles	X			
16.10	Heating and Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Windows: **Window Type**
Casement, Double-hung, Thermal

Floors: **Floor Coverings**
Hardwood

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Drywall

Thermostat Controls: **Thermostat Controls**
The thermostat controls functioned as intended at the time of inspection.

GFCI & AFCI/ Receptacles: **GFCI/ AFCI Protection**
Present

Heating and Cooling: **Heat Source**
Duct Work / Air Vent

17: LIVING ROOM/ DINING ROOM

		IN	NI	NP	D
17.1	General	X			
17.2	Doors	X			
17.3	Windows	X			
17.4	Floors	X			
17.5	Walls	X			
17.6	Ceilings	X			
17.7	Thermostat Controls			X	
17.8	Lighting Fixtures, Switches & Receptacles	X			
17.9	GFCI & AFCI/ Receptacles	X			
17.10	Heating and Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Windows: **Window Type**
Double-hung

Floors: **Floor Coverings**
Engineered Wood

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Drywall

Heating and Cooling: **Heat Source**
Duct Work / Air Vent

18: LAUNDRY ROOM

		IN	NI	NP	D
18.1	Laundry Photos	X			
18.2	Clothes Dryer	X			
18.3	Clothes Washer	X			
18.4	Laundry Walls, Ceilings, Closets and Floors	X			
18.5	Laundry Doors	X			
18.6	Laundry Sinks and Cabinets	X			
18.7	Heating and Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Clothes Dryer: Dryer Power Source
220 Electric, Electric 3-prong

Clothes Dryer: Dryer Vent
Metal (Flex)

Clothes Washer: Washer hook-up lines/valves



Clothes Washer: Washer Electrical outlet
GFCI-protected outlet

Laundry Doors: Laundry room doors
Satisfactory

Laundry Sinks and Cabinets: Sink
Satisfactory

Laundry Sinks and Cabinets: Faucet:
No leaks found

Clothes Washer: Clothes washer
Present

A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed:

19: LOWEST LEVEL, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
19.1	Basements & Crawlspaces	X			
19.2	Vapor Retarders (Crawlspace or Basement)	X			
19.3	Beams	X			
19.4	Joists	X			
19.5	Columns	X			
19.6	Floor Structure	X			
19.7	Wall Structure	X			
19.8	Ceiling Structure	X			
19.9	Basement Drainage			X	
19.10	Sump Pump			X	
19.11	Basement Windows	X			
19.12	Basement/ Crawlspace access	X			
19.13	Chimney	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Vapor Retarders (Crawlspace or Basement): Vapor barrier in basement
Concrete

Beams: Main Beam
Laminated Main Beam

Joists: Joist type
Wood

Columns: Support Columns
Steel lally columns

Floor Structure: Subfloor Material
Plywood

Floor Structure: Basement/Crawlspace Floor
Concrete

Wall Structure: Lowest Level wall structure
concrete

Ceiling Structure: Basement ceiling
drop tile ceiling

Basement Drainage : Evidence of Waterproofing
Not Viewed

Basement Drainage : Dehumidifier:
Present, Recommend use of dehumidifier as needed.

Basement Windows: Type
Sliders, Single Pane

Basement/ Crawlspace access: Basement entrance door
Bulkhead door

Basements & Crawlspaces: Finished

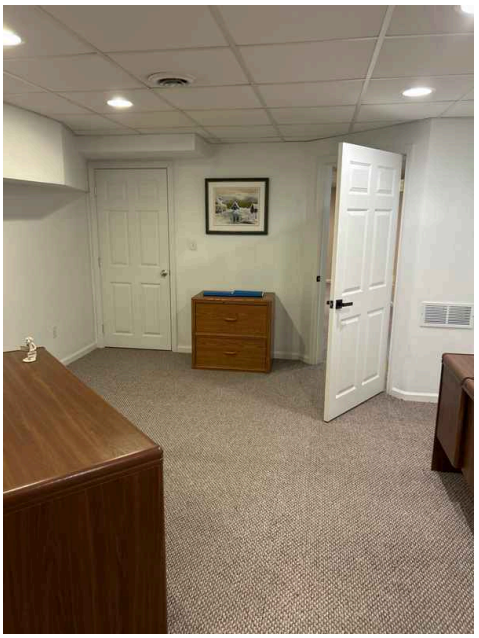
Finished construction prevents access to structural members, foundation, plumbing, and insulation. All are rated accordingly.

Limitations

Wall Structure

FINISHED AREAS LIMIT INSPECTION OF BASEMENT STRUCTURE.

Not fully observable due to finished construction.



Observations

19.12.1 Basement/ Crawlspace access

Maintenance Item

REPAINT BULKHEAD INSIDE SURFACES

Repaint peeling paint on basement access door.

Recommendation

Contact a handyman or DIY project

20: LOWEST LEVEL ROOMS

		IN	NI	NP	D
20.1	Doors	X			
20.2	Windows			X	
20.3	Floors	X			
20.4	Walls	X			
20.5	Ceilings	X			
20.6	Thermostat Controls			X	
20.7	Lighting Fixtures, Switches & Receptacles	X			
20.8	GFCI & AFCI			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Suspended Ceiling Panels

21: ATTIC

		IN	NI	NP	D
21.1	Attic Insulation	X			
21.2	Ventilation	X			
21.3	Heating Equipment	X			
21.4	Cooling Equipment	X			
21.5	Distribution System	X			
21.6	Attic Structure	X			
21.7	Roof Sheathing	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Viewed From
Entered (limited)

Attic Insulation: Insulation Type
Fiberglass, Loose-fill

Attic Insulation: Ignition Barrier Present
not required

Ventilation: Ventilation Type
Gable Vents, Ridge Vents

Heating Equipment: Brand
Carrier

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air

Cooling Equipment: Brand
Bryant

Cooling Equipment: Energy Source/Type
Electric



Cooling Equipment: Location
Exterior South

Cooling Equipment: Annual Service
The cooling system and equipment should be serviced annually

Distribution System: Ductwork
Insulated

Distribution System: Configuration
Central

Attic Structure : Attic roof structure
Wood rafters, collar ties present

Roof Sheathing: Sheathing type
plywood

Attic Access
Pull Down Stairs



Limitations

Attic Access

UNSAFE ATTIC CONDITIONS

ATTIC

The attic lacks proper walkway access to the heater/AC unit creating an unsafe environment for entry and inspection. Walking on ceiling joists or insulation without adequate support structures poses fall and injury risks. A qualified professional should evaluate the attic space and install appropriate flooring or walkway systems to ensure safe access.





Observations

21.1.1 Attic Insulation

EVIDENCE OF RODENT ACTIVITY

Repair Needed

Evidence of rodent activity was observed in the form of droppings, nesting materials, and/or other signs of rodent presence. Rodents can damage building materials and create unsanitary conditions. Recommend evaluation and treatment by a licensed pest control contractor and repair of any damaged materials as needed. The extent of any infestation or concealed damage could not be determined during this inspection.

Recommendation

Contact a qualified pest control specialist.



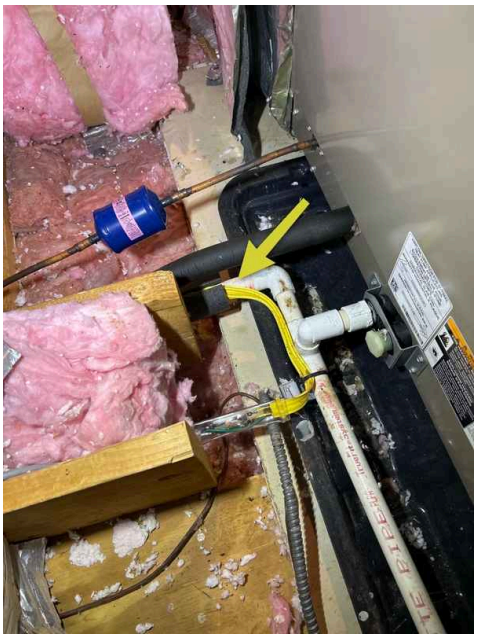
21.4.1 Cooling Equipment

CONDENSATE HEAT TAPE PRESENT

Repair Needed

ATTIC

A condensate heat tape has been installed in the attic, likely on or near cooling equipment condensate lines. Heat tapes are used to prevent condensate line freezing in cold climates, but they require periodic inspection and maintenance to function safely and effectively. If the tape is damaged, improperly installed, or left running continuously, it can create electrical hazards or fail to prevent ice formation during winter months. Inquire with seller how this operates



21.4.2 Cooling Equipment

Repair Needed

AIR LEAK AT CONDENSER SEAMS AND PENETRATIONS

ATTIC

Air leaks were observed at seams and penetrations on the condenser unit during inspection. These gaps allow conditioned air to escape, reducing system efficiency and increasing energy costs. A heating and cooling contractor should evaluate the seals and apply appropriate weatherproofing or sealant to restore proper air containment.

Recommendation

Contact a qualified heating and cooling contractor



22: MISC. INTERIOR

		IN	NI	NP	D
22.1	Distribution Systems				
22.2	Fireplaces, Flues & Chimneys	X			
22.3	Steps, Stairways & Railings	X			
22.4	Countertops & Cabinets				
22.5	Entry Buzzer				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Fireplaces, Flues & Chimneys:

Location

Living Room



23: ADDITIONAL PHOTOS

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

STANDARDS OF PRACTICE

Inspection Details

Roof & Chimney

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to

water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen
10.1 The inspector shall inspect: F. Installed ovens, ranges, surface cooking appliances, microwave ovens, dish washing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or comment on the operation of every control and feature of an inspected appliance.

Kitchen Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Lowest Level, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Attic
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or

disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Misc. Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.